


When recorded return to:

John Covert
7910 Forest Glade
Everett, WA 98203


201908120086
08/12/2019 02:04 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: C1901008M

CHICAGO TITLE
020039317
Statutory Warranty Deed

THE GRANTOR Maddox Family, LLC, A Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John Covert, a married person as his separate property the following described real estate, situated in the County of Skagit, State of Washington.

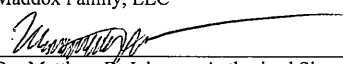
Abbreviated Legal:
Lt 34 and 35, Cape Horn on the Skagit, Skagit County, WA


For Full Legal See Attached Exhibit "A"

Subject to: Covenants, conditions and restrictions of record, if any, attached hereto by Exhibit "A"

Tax Parcel Number(s): P63001/3868 004 034 0007, P63002/3868 004 035 0006

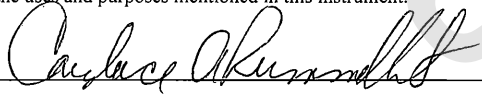
Dated August 7, 2019

Maddox Family, LLC

By: Matthew B. Johnson, Authorized Signer

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 12 2019
Amount Paid \$ 916.50
Skagit Co. Treasurer
By MJ Deputy

STATE OF Washington }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Matthew D. Johnson
is are the person(s) who appeared before
me, and said person(s) acknowledge that he signed this instrument, on oath stated he
is are authorized to execute the instrument and acknowledge that as the
Authorized Signer of Maddox Family, LLC
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8-7-19 



Notary Public in and for the State of Washington
Residing at Lake Stevens
My appointment expires: 12-7-2021

EXHIBIT A

LOTS 34 AND 35, BLOCK D, CAPE HORN ON THE SKAGIT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGES 92 THROUGH 97, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO:

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Plat of Cape Horn on the Skagit:

Recording No.: 668870

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: electric transmission and distribution line
Recording Date: August 17, 1965
Recording No.: 670429
Affects: exact location is undisclosed of record

Terms and Conditions as contained in instrument:

Recording Date: December 15, 1976
Recording No.: 847451
Purpose: preventing contamination of water supply

Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: July 13, 1965
Recording No.: 668869

Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: October 5, 1971
Recording No.: 758848 and 758849
Executed by: Cape Horn Development Company

Assessments or charges and liability to further assessments or charges, including the terms, covenants and provisions thereof:

Recorded: October 5, 1971
Recording No.: 758848 and 758849
Imposed by: Cape Horn Development Company

Terms, conditions, and restrictions of that instrument entitled Planning and Permit Center Lot of Record Certification;

Recording Date: January 8, 2004
Recording No.: 200401080081
Affects: Lot 34

Terms and conditions and restrictions of that instrument entitled Planning and Permit Center

Recording Date: January 8, 2004
Recording No.: 200401080082
Affects: Lot 35

Terms conditions restrictions of that instrument entitled Skagit County Planning and Development Services Findings of Fact:

Recorded: April 4, 2007
Recording No.: 200704040097

City, county or local improvement district assessments, if any.

Assessments, if any, levied by Cape Horn Development Company.

Authentisign ID: 9C7FEA29-0BE3-4BB3-942C-06C428629647

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 10, 2019
between John Covert ("Buyer")
Buyer Buyer
and Maddox Family LLC ("Seller")
Seller Seller
concerning 7601 & 7607 Center CT Concrete WA 98237 (the "Property")
Address City State Zip


Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisign
John Covert 08/09/2019
08/09/2019 1:43:38 PM PDT
Buyer Date

 8/9/19
Seller Date

Buyer Date

Seller Date